

**Heritage Square Association, Inc.** PO Box 571140, Miami, FL 33257-1140

(305) 255-7838  
heritagesquare@hotmail.com

*for  
Bloomland  
file  
on July 21*

May 21, 2002

**Via Hand Delivery & Telecopy**

Ms. Diane O'Quinn Williams, Director  
Department of Planning and Zoning  
111 N.W. 1st Street 11th Floor  
Miami, Florida 33128

**RECEIVED**  
01-391  
MAY 28 2002

ZONING HEARINGS SECTION  
MIAMI-DADE PLANNING AND ZONING DEPT.  
BY \_\_\_\_\_

**Re: Withdrawal of Appeal of Resolution CZAB13-2-02 by Appellant Heritage Square Association, Inc.**

Dear Ms. Williams:

Heritage Square Association, Inc. ("Heritage Square") has filed an appeal of Resolution CZAB13-2-02, which approved the application of Bloomland Corp. and Garcen Corp (referenced as Public Hearing No. Z01-391). It is now the intent of Heritage Square to withdraw its appeal. We understand that Section 33-312 of the Miami-Dade County Code provides that such an appeal may be withdrawn at an appeal hearing with the leave of the Board of County Commissioners. We therefore request that this matter be scheduled at the next available County Commission meeting in order for Heritage Square to request the withdrawal. We understand that the next available hearing where this can be considered is July 11, 2002.

Thank you for your prompt attention to this matter.

Sincerely,

*B. Jay Gladwell*

Jay Gladwell  
Chair/President

*B.J. Lehr*

Bonnie J. Lehr  
Vice-chair/Vice-president

cc: Ms. Lynn Talleda  
Mr. Gary Delaney

# AKERMAN SENTERFITT

ATTORNEYS AT LAW

SUNTRUST INTERNATIONAL CENTER  
ONE SOUTHEAST THIRD AVENUE, 28TH FLOOR  
MIAMI, FLORIDA 33131-1714  
PHONE (305) 374-5600 • FAX (305) 374-5095  
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2201-391

DD

Stephen M. James, Esq.  
Direct Line: (305) 755-5857  
E-Mail: [sjames@akerman.com](mailto:sjames@akerman.com)

March 1, 2002

## VIA HAND DELIVERY

Ms. Donna Jacoby  
Hearings Specialist  
Miami-Dade County  
Department of Planning and Zoning  
111 NW First Street, 11th Floor  
Miami, FL 33128

**Re: Garcen Corporation and Bloomland Corporation (collectively, the Applicant") / Property Located at 17171 South Dixie Highway, in Unincorporated Miami-Dade County, Florida / Zoning Public Hearing No. Z2001-0391 / Submittal of Revised Plans and Review Fee**

Dear Ms. Jacoby:

Pursuant to our conversation, enclosed please find seven (7) sets of revised plans for the proposed self storage facility to be located at 17171 South Dixie Highway, in Miami-Dade County. The plans include: a Site Plan, prepared by Zamora & Associates, Inc, dated last revised 2/26/02; Floor Plans and Elevation Plans, prepared by Kenneth R. Carlson – Architect, P.A., consisting of six (6) pages and signed and dated 2/28/02; and Landscape Plans, prepared by Witkin Design Group, consisting of two (2) pages and dated last revised 2/28/02. I have also enclosed an 8½" X 11" reduced set of these plans.

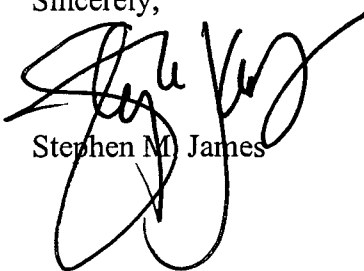
As you know, this application is scheduled for public hearing before Community Council 13 on March 6, 2002. Please note that the revised plans remain within the scope of the initial advertisement. The Applicant has simply reduced the proposed height from five (5) stories and sixty (60) feet to four (4) stories and forty-five (45) feet, and reduced the Floor Area Ratio (FAR) from 0.844 to 0.72, thus eliminating the need for any non-use variances. Consequently, the requests for those non-use variances are hereby withdrawn, and the only request now before the Community Council is for a Special Exception to permit a self-storage facility.

Ms. Donna Jacoby  
March 1, 2002  
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In addition, and pursuant to your request, I have enclosed a check in the amount of \$912.00, made payable to the Department of Planning and Zoning, to cover the cost of Departmental review.

Thank you for your kind attention to this matter. As always, should you have any questions, please feel free to call me at (305) 755-5857.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen M. James", written over the printed name.

Stephen M. James

Enclosure(s)

cc: Joseph G. Goldstein, Esq.  
Mr. Gary Delaney

# AKERMAN SENTERFITT

ATTORNEYS AT LAW

SUNTRUST INTERNATIONAL CENTER  
ONE SOUTHEAST THIRD AVENUE, 28TH FLOOR  
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201-351  
NOV - 2001

Stephen M. James, Esq.  
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MIAMI  
BY                     

November 7, 2001

## VIA HAND DELIVERY

Ms. Diane O'Quinn Williams, Director  
Miami-Dade County  
Department of Planning & Zoning  
111 NW First Street, 11th Floor  
Miami, FL 33128

**Re: Garcen Corporation and Bloomland Corporation / Property Located at  
17171 South Dixie Highway, in Unincorporated Miami-Dade County,  
Florida / Application for a Zoning Public Hearing / Letter of Intent**

Dear Ms. O'Quinn Williams:

This shall constitute the letter of intent on behalf of Garcen Corporation and Bloomland Corporation (collectively, the "Applicant"), in support of their request for a special exception to permit a self storage facility on that certain 2.045± acre parcel of land located at 17171 South Dixie Highway, east of the highway in unincorporated Miami-Dade County, said parcel being more particularly described in the attached Exhibit "A" (the "Property").

The Property is located east of South Dixie Highway at S.W. 95th Avenue, and was formerly the home of Natureland Nursery. The Property is zoned as a Limited Business (BU-1A) District and has been vacant and unimproved since 1987. Currently, there is a contract for purchase of the Property between the Applicant and Safeguard Storage Properties, LLC (Safeguard), a national developer of residential and commercial climate-controlled, high-security self-storage facilities. Safeguard has over thirty (30) such facilities across the country, mostly concentrated in larger metropolitan areas such as New York, Chicago, New Orleans, and South Florida. This is the first project proposed by Safeguard in Miami-Dade County, although several facilities are either operating, or in the permitting process in Broward County, including the municipalities of Coral Springs, Miramar, Tamarac, Pompano, and Coconut Creek.

According to market research, there is very high demand for storage facilities in southern Miami-Dade County. Currently, there are no storage facilities within a one mile radius of the Property, and only five such facilities within a three mile radius, all of which are well over 90%

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Ms. Diane O'Quinn Williams  
Garcen and Bloomland Corporations / Letter of Intent  
November 7, 2001

occupied. It should be noted that approximately 90% of all self-storage customers come from within three miles of the facility, with the remaining 10% coming from within a five mile radius. Demand for storage can also be found by examining the available number of square feet of storage per person (square foot per capita) in a given area. For the nation, the available storage is four (4) square feet per capita, while the State of Florida currently has a demand of approximately six (6) square feet per capita. By comparison, the availability for the area surrounding the Property is less than two (2) square feet per capita.

The Property is also ideally suited for a self-storage facility, being situated in a densely populated residential and commercial area, with direct access on a major thoroughfare. The Property is bounded by a strip commercial shopping center to the north, high-density apartment complexes to the south and east, and South Dixie Highway to the west. The proposed facility will serve the needs of residential and business communities in Perrine, Cutler Ridge, and the neighboring areas, providing an economic benefit to the immediate area and to Miami-Dade County as a whole.

Specifically, the proposed development is a five-story, fully climate-controlled self-storage facility, with limited operating hours and a single point of entry through a secure lobby. The facility will utilize state of the art security systems, including surveillance cameras, perimeter monitoring, and individual door alarms on each unit. Each customer will be given a personal access code that will limit entry to only a single floor and a single unit. The proposed hours of operation will be from 8:30 a.m. until 6:00 p.m. on Monday through Saturday, and 10:00 a.m. until 2:00 p.m. on Sunday.

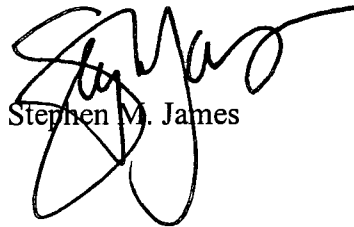
The proposed use is consistent with the Land Use Map of the Comprehensive Development Master Plan ("CDMP"), which designates the Property as Business and Office. Further, the facility is compatible with the neighborhood and consistent with zoning regulations in the Miami-Dade County Code (the "Code") upon approval of a special exception. Facilities like the one proposed have proven to be extremely low traffic generators, creating minimal impacts to existing roadway networks and surrounding infrastructure. The proposed building will comply with the Floor Area Ratio (FAR) requirement of the Code, and a reduced building footprint allows the Site Plan to provide more than double the required parking spaces, setback distances, and landscaped area than is required. The reduced footprint, however, results in a slightly taller elevation which will require a variance from the Code's height requirement. To that end, the Applicant respectfully requests approval of the five story, 60-foot building where four story, 45-foot buildings are permitted by Code.

In summary, this application is consistent with the CDMP and the basic intent and purpose of the Miami-Dade County Zoning Ordinance. The proposed facility will be compatible with the neighborhood and will not create a burden on public facilities, such as water and sewer, solid waste, transportation, schools, police, fire, or environmental resources. Moreover, the proposed use will serve a public benefit to the immediate area and to the economy of Miami-Dade County, while creating only minimal impacts.

Ms. Diane O'Quinn Williams  
Garcen and Bloomland Corporations / Letter of Intent  
November 7, 2001

Based on the foregoing, the Applicant respectfully requests the Department's favorable consideration of this application. As always, should you have any questions or require additional information, please feel free to contact Joseph Goldstein or me directly at (305) 755-5857.

Very truly yours,  
**AKERMAN, SENTERFITT & EIDSON, P.A.**



Stephen M. James

Enclosure(s)

cc: Joseph G. Goldstein, Esq.  
Joseph B. Reisman, Esq.  
Mr. Gary Delaney  
Mr. Peter Aamodt  
Mr. Jerry Zamora  
Mr. Steve Torp